

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
FRIDAY- August 21, 2009  
9:00 AM  
City Council Chambers  
121 N. LaSalle Street Room 200**

**285-09-A**                      **ZONING DISTRICT:**B3-1                      **WARD:**36  
**APPLICANT:**              Refik Fazilbasic  
**OWNER:**                      Same  
**PREMISES:**                5077 N. Lincoln Ave:  
**SUBJECT:** To allow a one story addition to an existing 1 retail and 2 dwelling unit building. The applicant wishes to add 526 square feet of living space more than is currently allowed in a B3-1. The applicant needs a zoning change to B3-2.

**286-09-S**                      **ZONING DISTRICT:**DX-7                      **WARD:**2  
**APPLICANT:**                608 W. Adams LLC  
**OWNER:**                      Same  
**PREMISES:**                608 W. Adams Street:  
**SUBJECT:** A proposed public parking lot for 8 private passenger vehicles ( outside the central area parking district).

**287-09-Z**                      **ZONING DISTRICT:**RT-4                      **WARD:**43  
**APPLICANT:**                David Crosby  
**OWNER:**                      Same  
**PREMISES:**                2115 N. Dayton:  
**SUBJECT:** In an RT-4 zoning district, a proposed 2 story rear addition whose combined side yards shall be .67' (.67' north side yard and zero south side yard) instead of 3.33'.

**288-09-A**                      **ZONING DISTRICT:**RS-3                      **WARD:**34  
**APPLICANT:**                Walter Anderson  
**OWNER:**                      Same  
**PREMISES:**                11925 S. Emerald:  
**SUBJECT:** To allow a 13 unit single room occupancy units instead of an 11 single room occupancy units which is designated by permit # 10011037 issued in May of 2006

**289-09-A**                      **ZONING DISTRICT:**B1-1                      **WARD:**30  
**APPLICANT:**                Son Pohl  
**OWNER:**                      Michael Cao  
**PREMISES:**                4152 W. North Avenue:  
**SUBJECT:** To allow a commercial printing service to be established in a B1-1. The last business license for a printer expired February 15, 2007, more than 26 months ago. The property should be rezoned to a C-1 or higher.

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**290-09-S**                      **ZONING DISTRICT:**B3-2                      **WARD:28**  
**APPLICANT:**              Marantha CDC  
**OWNER:**                      Marantha CDC  
**PREMISES:** 160 N. Cicero:  
**SUBJECT:** To establish a proposed community center.

**291-09-Z**                      **ZONING DISTRICT:**RT-4                      **WARD:50**  
**APPLICANT:**              Ioan Gaode, Lidia Goade  
**OWNER:**                      Same  
**PREMISES:**                  6440 N. Troy Street:  
**SUBJECT:** 2 proposed 3- story open porches whose northside yard shall be zero instead of 4.2'

**292-09-Z**                      **ZONING DISTRICT:**RS-3                      **WARD:1**  
**APPLICANT:**              Donna Swinford  
**OWNER:**                      Donna Swinford  
**PREMISES:**                  2426 N. Fairfield:  
**SUBJECT:** A proposed one story front porch whose front yard set back shall be 6'-2 5/8" instead of 20', the combined side yard s shall be 4'-11/16" instead of 5' ( 11/16" on the north and 4' on the south).

**293-09-S**                      **ZONING DISTRICT:**B3-3                      **WARD:27**  
**APPLICANT:**              Intercultural Montessori School  
**OWNER:**                      114 S. Racine LLC  
**PREMISES:**                  114 S. Racine:  
**SUBJECT:** A proposed private elementary school.

**294-09-Z**                      **ZONING DISTRICT:**B-3                      **WARD:36**  
**APPLICANT:**              Ambassador Inc.  
**OWNER:**                      Elzbieta Klimek  
**PREMISES:**                  7050 W. Belmont Ave.:  
**SUBJECT:** A proposed public place of amusement within 125' of an R district.

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**295-09-A**                      **ZONING DISTRICT:RS-2**                      **WARD:36**  
**APPLICANT:** Sylwester Bzdula  
**OWNER:** Sylwester Bzdula  
**PREMISES:** 6969 W. Oakdale:  
**SUBJECT:** To allow the applicant to create a living space into the basement of a 2 dwelling unit building. There is a Circuit Court Order ( 94M1-403835- dated September 9, 1994) which prohibits living space in the basement - "storage use only".

**296-09-S**                      **ZONING DISTRICT:B3-1**                      **WARD:45**  
**APPLICANT:** Jose R. Flores  
**OWNER:** John Bundalo  
**PREMISES:** 4240 N. Cicero  
**SUBJECT:** To establish a barber shop.

**297-09-S**                      **ZONING DISTRICT:B3-3**                      **WARD:50**  
**APPLICANT:** Indo-American Center  
**OWNER:** Indo- American Center  
**PREMISES:** 6328 N. California  
**SUBJECT:** To establish a community center on multiple floors.

**298-09-S**                      **ZONING DISTRICT:B3-1**                      **WARD:36**  
**APPLICANT:** Hoyne Savings Bank  
**OWNER:** Same  
**PREMISES:** 7001-7009 W. Grand Ave  
**SUBJECT:** A proposed financial institution with a drive through facility.

**299-09-S**                      **ZONING DISTRICT:RS-3**                      **WARD:34**  
**APPLICANT:** Miles Cole  
**OWNER:** Claudelle Shaheed  
**PREMISES :** 44 W. 112th Place  
**SUBJECT:** A proposed transitional residence.

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**300-09-S                      ZONING DISTRICT:RM-5                      WARD:20**  
**APPLICANT:** Chicago Board of Education  
**OWNER:** Public Building Commission of Chicago  
**PREMISES:** 6136-38 S. Ellis:  
**SUBJECT:** A proposed off-site parking lot for private passenger vehicles to serve the school at 6145 S. Ingleside.

**301-09-Z                      ZONING DISTRICT:RM-5                      WARD:20**  
**APPLICANT:** Chicago Board of Education  
**OWNER:** Public Building Commission of Chicago  
**PREMISES:** 6136-38 S. Ellis  
**SUBJECT:** A proposed school parking lot whose front yard set back shall be 7' for landscaping instead of 20' and the combined side yards shall be 4' instead of 10'.

**302-09-S                      ZONING DISTRICT:RT-4                      WARD:10**  
**APPLICANT:** Chicago Board of Education  
**OWNER:** Public Building Commission of Chicago  
**PREMISES:** 9001-13 S. Exchange Avenue:  
**SUBJECT:** A proposed parking lot for private passenger vehicles to serve the elementary school at 9000 S. Exchange Avenue.

**303-09-S                      ZONING DISTRICT:B1-2                      WARD:10**  
**APPLICANT:** Chicago Board of Education  
**OWNER:** Public Building Commission of Chicago  
**PREMISES:** 9000-08 S. Commercial Avenue:  
**SUBJECT:** A proposed parking lot for private passenger vehicles to serve an elementary school at 9000 S. Exchange Avenue.

**304-09-S                      ZONING DISTRICT:B3-3                      WARD:25**  
**APPLICANT:** The South Side School  
**OWNER:** Pilsen Retail LLC  
**PREMISES:** 1601-21 S. Halsted  
**SUBJECT:** A proposed private elementary school.

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**305-09-A**                    **ZONING DISTRICT:PMD # 11**                    **WARD:25**  
**APPLICANT:**            Michael Schimpf  
**OWNER:**                    Same  
**PREMISES:**              2245 S. Blue Island Avenue:  
**SUBJECT:** A drive through in a service station with a car wash. In PMD #11 drive through facilities are not permitted by code.

**306-09-S**                    **ZONING DISTRICT:PMD # 11**                    **WARD:25**  
**APPLICANT:**            Michael Schimpf  
**OWNER:**                    Same  
**PREMISES:**              2245 S. Blue Island Avenue:  
**SUBJECT:** A proposed gasoline service station.

**307-09-S**                    **ZONING DISTRICT:PMD # 11**                    **WARD:25**  
**APPLICANT:**            Michael Schimpf  
**OWNER:**                    Same  
**PREMISES:**              2243 S. Blue Island Avenue:  
**SUBJECT:** A proposed car wash within a gasoline service station.

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- 308-09-A**                      **ZONING DISTRICT:RM- 5.5**                      **WARD:1**  
**APPLICANT:**              Lori Ann Bolnick & Gregory Kaufman  
**OWNER:**                      Same  
**PREMISES:**                  1645 W. Pierce  
**SUBJECT:** To allow four dwelling units with two parking spaces.
- 309-09-Z**                      **ZONING DISTRICT:RM-5.5**                      **WARD:1**  
**APPLICANT:**              Lori Ann Bolnick & Gregory Kaufman  
**OWNER:**                      Same  
**PREMISES:**                  1645 W. Pierce  
**SUBJECT:** A proposed rear deck above the garage and a rear portion of the building whose front yard shall be zero instead of 12', the combined side yard shall be 2' -10 ½" zero on the west and 2'-10 ½" on the east instead of 5', the rear yard shall be 22'-71/8" instead of 30' and to eliminate the 144 square feet of open space.
- 310-09-Z**                      **ZONING DISTRICT:B3-2**                      **WARD:1**  
**APPLICANT:**              David Cohen for Chance Michael Cohen  
**OWNER:**                      Same  
**PREMISES:**                  2745 W. Armitage:  
**SUBJECT:** The legalization of a 2 story addition whose combined side yards shall be zero each instead of 2'.
- 311-09-A**                      **ZONING DISTRICT:DX-12**                      **WARD:42**  
**APPLICANT:**              Next East Oak LLC  
**OWNER:**                      Same  
**PREMISES:**                  1005 N. State Street:  
**SUBJECT:** The establishment of a projecting ( over the public way) double faced illuminated sign with LED message center with a height of 16' and length of 6'. Section 17-12-1102- Oak Street Special Corridor states changing image signs are prohibited in this district.
- 312-09-A**                      **ZONING DISTRICT:B3-2**                      **WARD:44**  
**APPLICANT:**              Bench Warmers Inc, DBA Harry Caray  
**OWNER:**                      Park Property Mgt Group  
**PREMISES AFFECTED:** 3551 N. Sheffield :  
**SUBJECT:** To permit a video display on an existing building. The sign is prohibited within 100' of a residential district. The residential district is next door. The sign is an on-premise advertising sign in Section 17-12-1005-G-3 (C).

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**313-09-A**                      **ZONING DISTRICT:RS-3**                      **WARD:11**  
**APPLICANT:**              Yan K.Yu  
**OWNER:**                      Same  
**PREMISES:**                3243 S. Paulina  
**SUBJECT:** A substitution of a dwelling unit for a tavern unit on a zoning lot which contains another one unit building.

**314-09-S**                      **ZONING DISTRICT:B3-1**                      **WARD:36**  
**APPLICANT:**              Gladys R. Wilson & Associates  
**OWNER:**                      Same  
**PREMISES:**                3431-45 N. Harlem  
**SUBJECT:** A proposed religious facility in association with a commercial use.

**315-09-S**                      **ZONING DISTRICT:B3-1**                      **WARD:1**  
**APPLICANT:**              Ivette Diaz-Valdes DBA New Life New Look Hair Design  
**OWNER:**                      New Life Covenant Church  
**PREMISES AFFECTED:** 1642 N. California  
**SUBJECT:** A proposed beauty salon.

**316-09-A**                      **ZONING DISTRICT:B3-2**                      **WARD:44**  
**APPLICANT:**              Gramar LLC  
**OWNER:**                      Same  
**PREMISES AFFECTED:** 3658 N. Clark:  
**SUBJECT:** The establishment of a second wall mounted - off premise advertising sign. The applicant request a wall sign where only a pole sign existed.

**317-09-S**                      **ZONING DISTRICT:B1-2**                      **WARD:47**  
**APPLICANT:**              Yulin Yang  
**OWNER:**                      Robert Gronise  
**PREMISES AFFECTED:** 3929 N. Ashland:  
**SUBJECT:** A proposed beauty salon.

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**318-09-Z**                    **ZONING DISTRICT:RM 4.5**                    **WARD:50**  
**APPLICANT:**            Miodrag Francev  
**OWNER:**                    Same  
**PREMISES AFFECTED:** 2433 W. Fargo  
**SUBJECT:** the division of an improved zoning lot, the remaining building shall have a 3.31' east side yard and a zero west side yard

**319-09-Z**                    **ZONING DISTRICT:RM 4.5**                    **WARD:50**  
**APPLICANT:**            Miodrag Francev  
**OWNER:**                    Same  
**PREMISES AFFECTED:** 2435 W. Fargo  
**SUBJECT:** A proposed 3 dwelling unit building whose front yard shall be 6'-11" instead of 15'; the combined side yards shall be zero instead of 6' with neither yard being less than 2.4' and the rear yard shall be 28' instead of 37.24'.

**320-09-Z**                    **ZONING DISTRICT:RM 4.5**                    **WARD:50**  
**APPLICANT:**            Miodrag Francev  
**OWNER:**                    Same  
**PREMISES AFFECTED:** 2439 W. Fargo  
**SUBJECT:** The subdivision of an improved zoning lot whose east side yard shall be 3' and the west side yard shall be zero.

**243-09-Z( Amended)** **ZONING DISTRICT:RS-3**                    **WARD:1**  
**APPLICANT:**            1658 N. Leavitt LLC  
**OWNER:**                    Same  
**PREMISES AFFECTED:** 1652 N. Leavitt  
**SUBJECT:** To permit parking in the north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' instead of 7'-6".

**CONTINUANCES**

**108-09-Z**                    **ZONING DISTRICT: RT-4**                    **WARD: 20**  
**APPLICANT:**            Allcom Funding Inc.  
**OWNER:**                    Same  
**PREMISES:**                6613 S. Michigan Avenue  
**SUBJECT:** A proposed 2 dwelling unit building whose front yard shall be 11'-7" instead of 15', the south side yard shall be 1'-10" instead of 2.94', to reduce rear yard open space to 475 sq. ft. instead of 188 sq. ft. and to eliminate one of the two required parking spaces.





**249-09-A**                      **ZONING DISTRICT: RS-3**                      **Ward: 47**  
**APPLICANT:**                Claudia Mosier  
**OWNER:**                      Michael Sheeby  
**PREMISES:**                 2543 W. Cullom Avenue  
**SUBJECT:**                 Appeal from the decision of the Office of the Zoning Administrator in refusing to allow applicant to claim to be a family community home. The Zoning Administrative has determined the use to be a transitional residence because the people living at the site stay until they move to independent living. The applicant's stated goal is to move its clients from the residence and therefore is a temporary residential living arrangement.

**278-09-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 25**  
**APPLICANT:**                Ricardo Hernandez  
**OWNER:**                      Soledad Hernandez  
**PREMISES:**                 1441 W. 18th Street  
**SUBJECT:**                 The establishment of a tattoo parlor.